



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 20, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

30 August 20, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE CITY OF LOS ANGELES
LOS ANGELES RIVER PARCEL 1249EXF.25
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the sale of Los Angeles County Flood Control District surplus property along the Los Angeles River in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in the Los Angeles River Parcel 1249EXF.25 in the City of Los Angeles is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Los Angeles River Parcel 1249EXF.25 from the Los Angeles County Flood Control District to the adjacent property owners for \$18,445.
4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim Deed document and authorize delivery to the adjacent property owners.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell Parcel 1249EXF.25, a surplus property located along the Los Angeles River south of Valleyheart Drive and east of Woodman Avenue in the City of Los Angeles, to the adjacent property owners, Rotem Eylor and Shirley Eylor Asif, for \$18,445.

The LACFCD acquired fee title to Parcel 1249EXF.25 in 1951 as part of the land needed for the Los Angeles River. Construction of the facility has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$18,445 represents the fair market value of the land. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has the following powers ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sale will not hinder the use of that portion of the Los Angeles River for possible transportation, utility, recreational corridors, or flood control purposes.

County Counsel approved the Quitclaim Deed document as to form, and subsequent to the Board action on this matter the document will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. This exemption provides for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain this property and reduce the cost of the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:psr

Enclosures

c: Auditor Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND TAX
STATEMENT TO:

Mr. and Mrs. Rotem Eylor
13516 Valleyheart Drive North
Sherman Oaks, CA 91423

Documentary Transfer Tax is \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
2360-003-908 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ROTEM EYLOR and SHIRLEY EYLOR ASIF, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County, of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated August 20, 2013



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mark Kelley-Thorne

Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Sachi A. Hamai

Deputy

LOS ANGELES RIVER 1249EXF.X (EYLOR)
(File: LOS ANGELES RIVER 1249EXF.25)
Parcel 1249EXF.25
19-RW 15.2
S.D. 3
Project ID: MPR0000500

M1221009

DB:bw

P:TITLE:QCDFLTOWHJTSEYLOR.DOC FNL 21113

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 20th day of August, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

LOS ANGELES RIVER 1249EXF.25

19-RW 15.2

A.I.N. 2360-003-908

T.G. 562 (C4)

I.M. 159-157

S.D. 3

M1221009

LEGAL DESCRIPTION

PARCEL NO. 1249EXF.25 (Quitclaim of a portion of fee):

That portion of Lot 204, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

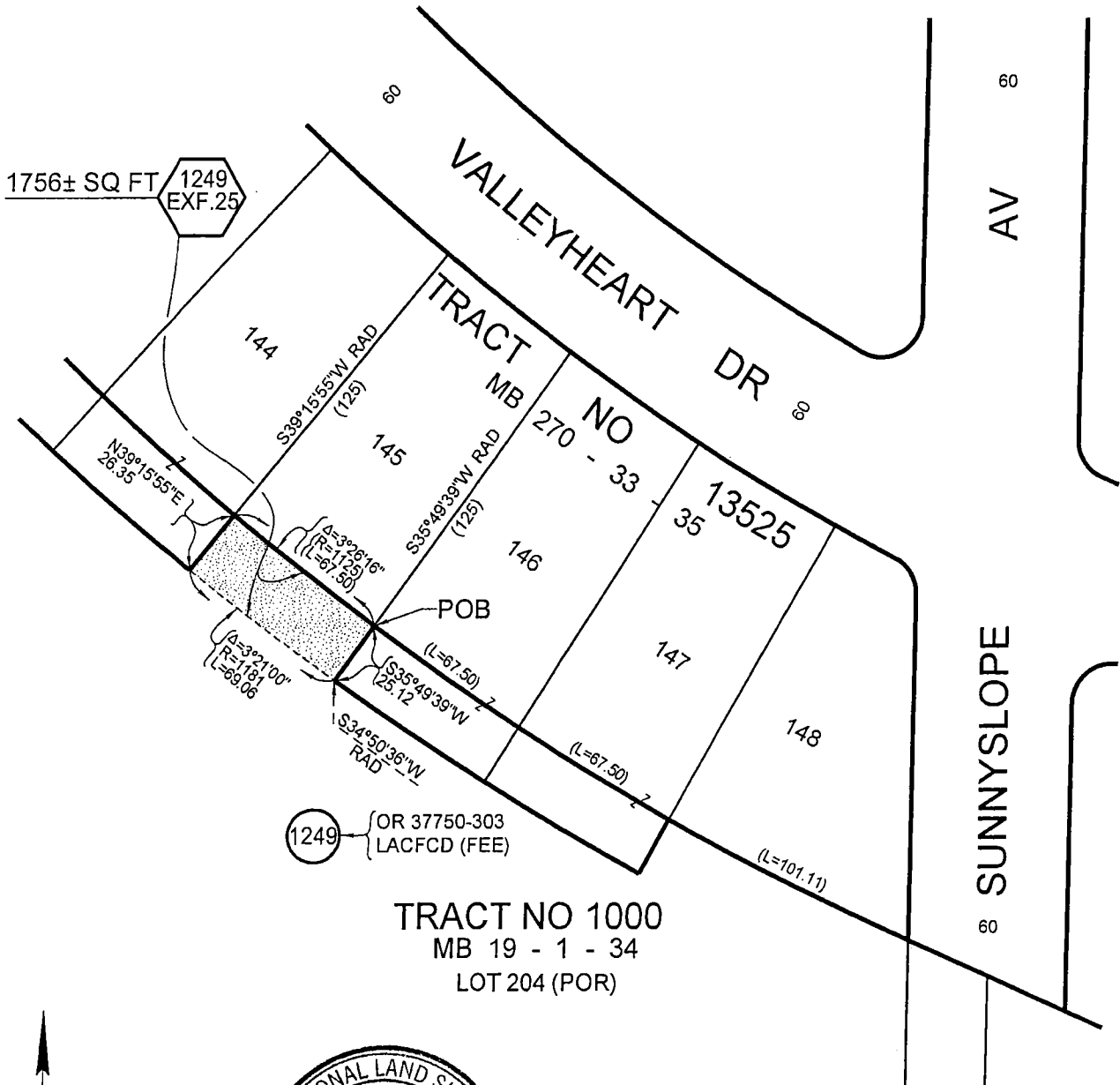
Beginning at the most southerly corner of Lot 145, Tract No. 13525, as shown on map recorded in Book 270, pages 33, 34, and 35, of said Maps; thence South 35°49'39" West, along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 25.12 feet to a point on a non-tangent curve concave to the northeast and having a radius of 1181 feet, a radial of said curve to said point bears South 34°50'36" West; thence northwesterly, along said curve, through a central angle of 3°21'00", an arc distance of 69.06 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 39°15'55" East, along said last-mentioned southwesterly prolongation, a distance of 26.35 feet to the curved southwesterly boundary of said last-mentioned lot; thence southeasterly, along said curved southwesterly boundary to the point of beginning.

Containing: 1,756± square feet.



APPROVED AS TO DESCRIPTION	
<u>JANUARY 16, 2013</u>	
COUNTY OF LOS ANGELES	
By	<u>[Signature]</u>
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

EXHIBIT B

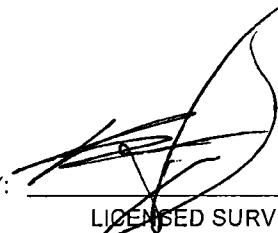


TRACT NO 1000
MB 19 - 1 - 34
LOT 204 (POR)



SCALE: 1" = 60'

DIMENSIONS ARE IN FEET
() DENOTES RECORD DIMENSIONS

BY: 
LICENSED SURVEYOR

1-16-2013
DATE

LOS ANGELES RIVER
REFERENCE 19-RW 15.2
(T.G. PG.: 562-C4; A.I.N. 2360-003-908)